

**KENT PLANNING COMMISSION  
REGULAR BUSINESS MEETING  
March 18, 2008**

**MEMBERS PRESENT:**     **Bill Anderson**  
                                  **John Gargan**  
                                  **Sean Kaine**  
                                  **John Thomas**  
                                  **Dave Wise**

**STAFF PRESENT:**       **Jennifer Barone, Development Engineer**  
                                  **Eric Fink, Asst. Law Director**  
                                  **Sheila Uzl, Transcriptionist**

**I.     Call To Order**

Mr. Anderson called the meeting to order at 7:00 p.m.

**II.    Roll Call**

Sean Kaine, John Thomas, Dave Wise, John Gargan and Bill Anderson present.

**III.   Reading of the Preamble**

The Planning Commission operates in accordance with the provisions of the Kent City Charter, the Kent Zoning Code and Subdivision Regulations, all of which establish the powers and duties of the Commission. Members of the Planning Commission are appointed by Kent City Council and serve without compensation. Certain cases such as Conditional Zoning Certificates, Special Zoning Permits, Overlay District Projects and Zoning Amendment require Public Hearings before the Planning Commission. During the Public Hearing, any person wishing to address their concerns to the Commission will be provided the opportunity. Once the Public Hearing is closed, it shall be the discretion of the Chair whether to allow any additional public comment. Cases such as Site Plan Reviews and Subdivision Projects do not require a Public Hearing. However, the Chair will allow public comment on each case as it is taken on the agenda. In each instance where the Commission receives public comments or conducts a Public Hearing, those persons wishing to address their concerns to the Commission will be required to do so under oath or positive affirmation. The oath or affirmation shall be administered to all who wish to speak at the beginning of the Planning Commission Meeting. Once a decision has been made the by the Planning Commission on a case, the Case is closed for the Commission, as there is no provision to reopen a case. With the exception of cases falling under the Subdivision Code, any decision of the Planning Commission may be appealed to the City's Board of Zoning Appeals in accordance with the Chapter 1115 of the Zoning Code. Anyone interested in appealing a decision of the Planning Commission is advised to seek private legal counsel.

**IV. Administration of Oath**

Mr. Fink instructed those members of the audience wishing to be heard on any of the cases presented at this meeting to rise and raise their right hand. Mr. Fink administered the Oath, "Do you solemnly swear or affirm that the testimony that you are about to give this evening is the truth, the whole truth, and nothing but the truth, so help you God? Please say "I do." The participants responded, "I do."

**V. Correspondence**

Mr. Anderson stated there was a letter regarding Don Joseph Toyota.

**VI. Meeting Minutes**

**MOTION: Mr. Gargan moved to approve the minutes of February 19, 2008. Mr. Kaine seconded the motion. The motion passed 5 – 0**

**VII. Old Business**

Mr. Anderson stated that Case PC08-003, Nick Battaglia, White Oaks Hills Subdivision – Phase III, has been continued to a future date.

Mr. Gargan asked if Mr. Battaglia had to clean up the mound immediately if the variance was not granted or could he postpone it if there was more development.

Ms. Barone replied that it eventually would be done.

**VIII. New Business**

**A. PC08-004            Don Joseph, Inc.  
                                 1111 West Main Street  
                                 Conditional Zoning Certificate & Site Plan**

**The applicant is requesting a Conditional Zoning Certificate and Site Plan Review and Approval in order to construct two building additions and associated renovations, install a new parking area on the east side of Stonewater Drive and improve an existing gravel parking area.**

Mr. Anderson asked the applicant to present his case.

Paul Stoyanov, Project Manager from Pruitt Construction located at 3851 Wadsworth Road – Norton, Ohio – stated he represented Don Joseph Toyota. He said the plan submitted was a result of many months and efforts to allow Don Joseph Toyota to remain at the location where they have been for 39 years. He said 19 of those years have been in the present facility. He said several years ago Toyota implemented a program to expand and renovate all their dealerships throughout the United States. The design package submitted is a result of their collaboration with Toyota for that program. He said the focal point of the program is a curved Portal Wall that serves as the identification of the entrance to the Toyota showroom. All the exterior surfaces of the showroom will be clad with silver aluminum panels in a geometric pattern that will compliment the Portal Wall. The construction materials for the addition will be white fascia to match the existing building. There will be many windows and skylights. All the interior customer area will be completely remodeled.

The Service Reception Drive-Thru will face Main Street. Service customers will still be able to enter from Stonewater Drive then circle around to the front to the staging area. Sales customers will enter from Main Street where there will be parking available on both sides of the showroom. The service bays will be located in the large addition to the north and due to the topography of the site as it goes to the north, there will be a lower level that will provide doors on grade for delivery of parts.

The traffic flow has been improved with the addition of another entrance from Stonewater Drive that will allow delivery vehicles to enter and exit the site without having to enter the customer areas of parking. Supplemental parking has been provided on newly acquired property on the east side of Stonewater Drive and they are requesting a variance for a 10' parking setback in that area which is consistent with other developments along the West Main Street corridor. He asked for a positive recommendation for this variance from the Planning Commission to the Board of Zoning Appeals for this setback. He asked for approval of this project so they could move forward with it.

Mr. Anderson asked if anyone else wanted to comment.

Jeff Joseph stated they had actually been at the site for 44 years. He said they had planned to move to Streetsboro but decided to stay in Kent. He thanked the commission for its consideration.

Mr. Anderson thanked Mr. Joseph for staying in Kent.

**PUBLIC COMMENTS**

None

**PLANNING COMMISSION DISCUSSION/ACTION**

Ms. Barone stated they have two additions going in and are adding a parking lot on the east side of Stonewater Drive. She said Mr. Stoyanov's presentation explained the project pretty well. She said the east side parking lot is not a public parking area but is for inventory. The existing gravel parking area will be paved, lighted and striped. Storm water runoff from the newly paved parking area will be managed through a proposed water management system. There is more than adequate parking. The Architectural Board did not have any comments.

Mr. Kaine asked if the Environmental Board had any comments.

Ms. Barone replied no. They had no comments.

Mr. Kaine asked if the only variance needed was the 10' variance.

Ms. Barone replied there would be a second variance because they would be adding one more sign.

Mr. Kaine asked if the City was going to work on Stonewater Drive when it opened up such as installing sidewalks and turning lanes.

Ms. Barone replied that the City would be making improvements such as installing a traffic light and installing a bike path but those plans are not completed.

Mr. Kaine stated that when the City did do the improvements that were planned, there might not be a 10' setback then.

Ms. Barone concurred that could happen. She said on the other side the applicant had already gotten a setback. There will be a green area and pavement in those green areas as well as utilities in that area. She said the plans are not complete.

Mr. Kaine asked if there was a retention basin in the flood plain.

Ms. Barone stated that now the storm water management is outside of the flood plain.

Mr. Thomas stated that he was concerned about the landscape on how it would affect the traffic as well as the bike path. He thinks it is a solid improvement for that part of Main Street.

Mr. Gargan stated that his concern about the storm water issues had been addressed and he felt it would be a good project.

Mr. Kaine again expressed a concern that the setback would be eliminated or reduced when the City made improvements along that area. He asked for an explanation about the lighting.

Mr. Stoyanov replied there would be some lighting for security reasons.

There were no other comments. Mr. Anderson asked for a motion.

**MOTION:** Mr. Thomas moved that in Case PC08-004, Don Joseph, Inc., that the Planning Commission approve the Conditional Zoning Certificate and Site Plan in order to permit the construction of two building additions and associated renovations, install a new parking area on the east side of Stonewater Drive and improve an existing gravel parking area. Subject to the Technical Plan Review and the granting of the variances by the Board of Zoning Appeals. Mr. Kaine seconded the motion. The motion passed 5 – 0.

**MOTION:** Mr. Thomas moved that the Planning Commission recommend to the Board of Zoning Appeals that the variances requested by Don Joseph, Inc be granted. Mr. Gargan seconded the motion. The motion passed 5 – 0.

**VI. Other Business**

Mr. Gargan stated this would be his last meeting as a member of the Planning Commission.

Ms. Barone thanked Mr. Gargan for being on the commission. She said the only thing on the next agenda would be the White Oaks Hills Subdivision case.

Mr. Wise stated he would be in southern Ohio from April 7 through April 25 attending school.

**VII. Adjournment**

**MOTION: Mr. Kaine moved to adjourn. Mr. Thomas seconded the motion. The meeting adjourned at 7:25 pm.**

